

County of Loudoun
Department of Planning
MEMORANDUM

DATE: November 30, 2009

TO:	Building & Development, ERT	William Marsh	MS 60
	Building & Development, Zoning	Marilee Siegfried	MS 60
	Fire, Rescue & Emergency Services	Maria Taylor (3)	MS 61
	Health Services, Environmental	Alan Brewer	MS 68
	Office of Transportation Services	Terri Smithson	MS 69
	Planning, Comprehensive	Cindy Keegan	MS 62
	Prince William County, VA	Stephen Griffin	n/a
	VA Dept. of Conservation & Recreation	S. René Hypes	n/a
	Virginia Department of Transportation	Tom Van Poole (3)	MS 00
	Board of Supervisors	Stevens Miller	MS 01
	Planning Commission	Sandra Chaloux	MS 62

FROM: Sophia Fisher, Project Manager

RE: **SPEX 2009-0032, SPMI 2009-0010, and CMPT 2009-0011**
Arcola Substation

COMMENT

DUE DATE: **December 30, 2009**
(Note: Please provide referral comments, one paper copy as well as one electronic copy to sophia.fisher@loudoun.gov, by the due date. If you have any questions, please contact me at 703-771-5538.)

Please find the enclosed information for your review:

1. Information Sheet
2. Checklist Waiver letter dated November 23, 2009
3. Statement of Justification
4. Traffic Statement November 19, 2009
5. Plat dated November 20, 2009.

NOTE: Please see LMIS application documents if no hard copy is attached.
Agencies outside the County can view documents at www.loudoun.gov/lola.

**SPEX 2009-0032, SPMI 2009-0010, and CMPT 2009-0011
Arcola Substation**

APPLICANT: NOVEC
George Coutts
5399 Wellington Branch Drive
Gainesville, VA 20155-1616
703-754-6725

OWNERS: South Auburn Limited Partnership
c/o Meredith K. Light
25992 Lightridge Farm Road
Aldie, VA 20105-2618

Tri-County Electric Coop
aka Northern VA Elect Coop
PO Box 2710
Manassas, VA 20108-0875

REPRESENTATIVE: Mr. Ignacio Licht
Dewberry
10525 Battleview Parkway
Manassas, VA 20109
703-369-4933
ilight@dewberry.com

PROPOSAL: A **Special Exception** and **Commission Permit** to allow a utility substation and expansion pursuant to Section 2-1502 in the TR3LF and TR3UBF Zoning Districts.
A **Minor Special Exception** to allow a buffer modification pursuant to Section 5-616(D).

PROPERTY LOCATION: East side of Lightridge Farm Road, Aldie, VA 20105 near the Prince William County, VA boundary.

TAX MAP/PARCEL: Tax Map - 105/////////4/ MCPI - 208-27-0686-000
Tax Map - 105/////////4A MCPI - 251-47-5326-000

CURRENT ZONING: TR3LF and TR3UBF

SURROUNDING ZONING/LAND USE:

NORTH	TR3LF	Farm/Residential
SOUTH	TR3LF & TR3UBF	State Corporation Commission/Vacant
EAST	TR3LF	Farm/Residential
WEST	TR3UBF	Farm/Vacant

ELECTION DISTRICT: Dulles